

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Stockton

State: CA

PJ's Total HOME Allocation Received: \$32,636,792

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	91.48 %	90.22 %	32	90.66 %	64	60	
% of Funds Disbursed	85.41 %	80.19 %	23	81.06 %	66	63	
Leveraging Ratio for Rental Activities	2.43	5.73	59	4.62	26	32	
% of Completed Rental Disbursements to All Rental Commitments***	99.45 %	72.76 %	16	81.27 %	68	58	
% of Completed CHDO Disbursements to All CHDO Reservations***	94.51 %	60.11 %	14	68.23 %	96	93	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	53.30 %	78.04 %	80	79.86 %	5	6	
% of 0-30% AMI Renters to All Renters***	16.76 %	41.03 %	73	44.82 %	5	8	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.79 %	92.04 %	58	94.65 %	23	25	
Overall Ranking:				In State:	32 / 92	Nationally:	35 41
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,192	\$32,339		\$25,419	531 Units	61.40 %	
Homebuyer Unit	\$38,877	\$19,480		\$14,530	187 Units	21.60 %	
Homeowner-Rehab Unit	\$65,136	\$26,371		\$20,251	147 Units	17.00 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Stockton CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,117	\$113,758	\$72,417
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	17.7	18.1	26.5	0.0
Black/African American:	19.9	16.5	28.6	0.0
Asian:	11.8	5.5	4.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.7	0.0
Native Hawaiian/Pacific Islander:	0.6	1.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	2.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.2	0.0	1.4	0.0
Asian/Pacific Islander:	17.9	2.7	3.4	0.0

ETHNICITY:

Hispanic	29.9	56.0	32.7	0.0
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HOUSEHOLD SIZE:

1 Person:	17.9	14.3	39.5	0.0
2 Persons:	23.1	15.9	22.4	0.0
3 Persons:	20.3	17.0	15.0	0.0
4 Persons:	15.1	20.9	9.5	0.0
5 Persons:	9.4	17.0	4.8	0.0
6 Persons:	5.0	6.6	4.8	0.0
7 Persons:	2.8	3.8	2.0	0.0
8 or more Persons:	6.4	4.4	2.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	17.1	18.1	16.3	0.0
Elderly:	8.0	4.4	47.6	0.0
Related/Single Parent:	30.9	22.0	15.0	0.0
Related/Two Parent:	38.6	51.1	19.0	0.0
Other:	5.4	4.4	2.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.6	6.0 [#]
HOME TBRA:	0.0	
Other:	14.5	
No Assistance:	74.9	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

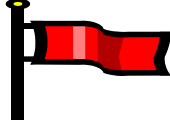
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Stockton State: CA Group Rank: 35
(Percentile)
State Rank: 32 / 92 PJs Overall Rank: 41
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	99.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	94.51	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	53.3	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	93.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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